



**NEW MARK COMMONS
HOMES ASSOCIATION, INC.**
c/o ABARIS REALTY INC
7811 MONTROSE RD STE 110 POTOMAC MD 20854
301-340-0288
<http://www.newmarkcommons.net>

BOARD MEETING AGENDA
Thursday, December 7, 2023
7:00 pm, Via- Webex

1. Call to Order
2. Community Forum 1 – **30 Minutes Maximum**
Each resident who wishes to speak will be given 3 minutes of uninterrupted time to voice ideas and concerns. Priority will be given to those residents who email nmcadministrator@newmarkcommons.net in advance that they wish to speak.
3. Board Response to Community Forum topics (optional)

Business Portion

No homeowner comments will be allowed during the business portion unless a Board/ACC appeal is being heard.
A 5-minute break may be called during the Business Portion of the meeting.

4. Minutes and Agenda
 - a. Review and approval of the November 2, 2023, Minutes
 - b. Approval of the December 7, 2023, Agenda
5. Committee Reports

ACC

Communications

- a. Update on archive project and the grant funds we received from city of Rockville and request for approval of \$1,000 to cover the remaining work in the project to preserve New Mark's historical documents and permanently display posters created for our 50th anniversary.

Landscape

- a. Approval of Deep Root Fertilization Proposal from Scientific Plant Service, Inc at a cost of \$6,322 to treat 25 trees.

Pool

Social/Welcome

Security Task Force

- a. Discussion on wildlife camera project
6. Financials
 - a. Treasurer's report
 7. Abaris Management Report
 - a. Update on letter sent to City regarding legal costs to establish Harlow sidewalk as a City of Rockville easement responsibility.
 - b. Discussion on response back to the owners who were sent letters regarding unauthorized vehicles parking within the community parking lot.
 - c. Update from Abaris regarding the recently submitted permit application with the City of Rockville to replace the fence along the lake dam spillway.
 - d. Update on Chamberlain Contractors proposal to paint townhome parking lots in the spring.
 8. Old and New Business
 - a. Approval of Document & Record Retention Policy as recommended by LEB.
 - b. Discussion on digitizing ACC files.
 - c. Discussion on the draft Clubhouse Rental Agreement.
 - d. Discussion on Non-Compliant/Compliant Homes Regarding Trash/Recycling Bin
 - e. Announcement that Bayland Consultants will attend the January 5 NMC Board meeting to update and discuss issues regarding the lake/dam spillway.
 - f. Acknowledgement resident email on gunshots heard near the community was shared with the Security Task Force.
 - g. Update on AW Landscape Contract for the landscape design plan regarding options on construction of new steps between 226-226 NME.
 - h. Discussion on revised retaining wall plan between 226 and 228 NME.
 - i. Discussion on homeowner complaints regarding falling acorns.
 9. Second Community Forum - Only if time permits.
 10. The next board meeting is scheduled for Thursday, January 4, 2024.
 11. Executive Session to discuss status of LEB Collection Report on delinquent NMC Homeowners
 12. Adjournment – **No later than 9:30 pm**
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